

RANGER STATION SUBDIVISION
TOWNSHIP 10 SOUTH, RANGE 85 WEST, 6th P. M.
SECTION 12, BLOCKS 9 AND 10, ASPEN TOWNSITE
PITKIN COUNTY, COLORADO

LOT DESCRIPTIONS

Portions of Blocks 9 and 10 of the Townsite and City of Aspen, County of Pitkin, State of Colorado, also being a portion of lands described in Case No. 11240 filed with the Clerk and Recorder for Pitkin County, in Book 157 at Page 305.

LOT 1, Ranger Station Subdivision

Beginning at the Northwest Corner of Block 9 of the Townsite and City of Aspen, monumented with a 3/4" dia. steel pipe with cap marked "9", thence S. 75° 05'24" E., along the northerly boundary of said Block 9, a distance of 60 feet; thence S. 14°50'15" W. a distance of 110.37 feet to a point on the northerly line of Lot 4 of this survey witnessed by a 1 1/2" dia. aluminim cap on 3/8" dia. rebar bearing N. 14°50'15" E. 10 feet; thence N. 75°07'25" W., along said northerly line of Lot 4, a distance of 60 feet to a point on the westerly line of said Block 9 from which a 1 1/2" dia. aluminum cap on 3/8" dia. rebar bears N. 14°50'16"E. 10 feet; thence N. 14°50'16"E., along the westerly boundary of Block 9, a distance of 110.41 feet to the Northwest corner of Block 9, the Point of Beginning. Containing 6,623 square feet., more or less.

LOT 2, Ranger Station Subdivision

Beginning at the Northwest Corner of Block 9 of the Townsite and City of Aspen, monumented with a 3/4" dia. steel pipe with cap marked "9", thence S. 75° 05'24" E., along the northerly boundary of said Block 9, a distance of 60 feet to a 1 1/2' dia. aluminum cap on 3/8" dia. rebar, the Point of Beginning. Thence S.75°05'24"E., along said northerly line of Block 9, a distance of 60 feet; thence S. 14°50'15" W. a distance of 110.34 feet to a point on the northerly line of Lot 4 of this survey witnessed by a 1 1/2" dia. aluminum cap on 3/8" dia. rebar bearing N. 14°50'15" E. 10 feet; thence N. 75°07'25" W., along said northerly line of Lot 4, a distance of 60 feet to a point on said north line of Lot 4 also being the southeast corner of Lot 1 of this survey from which a 1 1/2" dia. aluminum cap on 3/8" dia. rebar bears N. 14°50'15"E. 10 feet; thence N. 14°50'15"E. a distance of 110.37 feet to the Point of Beginning. Containing 6,621 square feet., more or less.

LOT 3, Ranger Station Subdivision

Beginning at the Northwest Corner of Block 9 of the Townsite and City of Aspen, monumented with a 3/4 inch dia. steel pipe with cap marked "9", thence S. 75° 05'24" E., along the northerly boundary of said Block 9, a distance of 120 feet to a 1 1/2 inch dia. aluminum cap on 3/8 inch dia. rebar, the Point of Beginning. Thence S.75°05'24"E., along said northerly line of Block 9, a distance of 60 feet; thence S. 14°50'15" W. a distance of 110.30 feet to the Northeast Corner of Lot 4 of this survey monumented with a 1 1/2 inch dia. aluminum cap on 3/8 inch dia. rebar; thence N. 75°07'25" W. a distance of 60 feet to the southeast corner of Lot 2 of this survey, from which a 1 1/2 inch dia. aluminum cap on 3/8 inch dia. rebar bears N.14°50'15"E. a distance of 10 feet; thence N. 14°50'15"E. a distance of 110.34 feet to the Point of Beginning. Containing 6,619 square feet., more or less.

LOT 4, Ranger Station Subdivision

Beginning at the Northwest Corner of Block 9 of the Townsite and City of Aspen, monumented with a 3/4 inch dia. steel pipe with cap marked "9", thence S.14°50'16" W., along the westerly line of said Block 9, a distance of 110.41 feet to the Point of Beginng, from which a 1.5 inch dia. aluminum cap on 3/8 inch rebar bears N. 14°50'16 E. a distance of 10 feet and a 1 1/2" dia. aluminum cap on 3/8 " dia. rebar bears S. 14°50'16" E. a distance of 10 feet; thence S. 75°07'25" E. a distnace of 180.00 feet to the Southeast corner of Lot 3 of this survey monumented with a 1 1/2 inch dia. aluminum cap on 3/8 inch rebar; thence S.41°23'15"W. a distance of 81.68 feet to 1 1/2 inch dia. aluminum cap on 3/8 inch rebar; thence N.73°58'21"W. a distance of 143.52 feet to a point on the westerly line of Block 9, monumentd with a 1 1/2 inch dia. aluminum cap on 3/8 rebar; thence N.14°50'16"E. a distance of 70.20 feet to the Point of Beginning. Containing 11,615 square feet, more or less.

LOT 5, Ranger Station Subdivision


Beginning at the Southwest Corner of said Block 9 of the Aspen Townsite monumented with a 3/8 inch diameter rebar, thence N. 14°50'16" E. a distance of 40.20 feet to a point monumented with a 1.5 inch diameter aluminum cap on 3/8 inch diameter rebar; thence S. 75°09'23" E. a 143.52 feet to a 1 1/2 inch dia. aluminum cap on 3/8 inch rebar; thence S.44°34'24"W. a distance of 65.91 feet to a 1 1/2 inch dia. aluminum cap on 3/8 inch rebar; thence N.75°09'23"W. a distance of 110.80 feet to a point on the westerly line of Block 9 monumented with a 1 1/2 inch aluminum cap on 3/8 inch rebar; thence N.14°50'16"E., along said westerly line of Block 9, a distance of 20.00 feet to the Point of Beginning. Containing 7490 square feet, more or less.

CERTIFICATE OF SURVEY

I, Wyman E. Bontrager, Professional Land Surveyor No. 29408, State of Colorado, do hereby certify that this plat correctly represents a survey made by me or under my direction in conformation with the laws of the State of Colorado and at the request of the U.S. Department of Agriculture, Forest Service.

NOTICE: According to Colorado law, you must commence any legal action based upon this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LAND SURVEY DEPOSITS
Pitkin County Clerk & Recorder's Office
Date _____
Book _____ Page _____
Reception No. _____

U. S. D. A. - FOREST SERVICE		
REGION 2: WHITE RIVER NATIONAL FOREST		
	BOUNDARY MANAGEMENT UNIT 900 Grand Ave. Glenwood Springs, Colorado 81601 970-945-2521	
	RANGER STATION SUBDIVISION T. 10 S., R. 85 W. 6th P. M. Section 12 Blocks 9 and 10 of Aspen Townsite PITKIN COUNTY, COLORADO	
Surveyed By: Wyman E. Bontrager Date: 5/13/2013		
This survey was made at my request and accepted for National Forest management purposes: _____ Date: _____ Forest Supervisor		
PROJECT No. 120706	Drawn By: W.E.B.	SHEET NO. 2 OF 2
	Checked By: D.T.	